

Assets
CASH - OPERATING

10-1000-00	South State - Operating 5385	\$59,257.41
10-1010-00	First Bank - Operating 1255	(31,882.43)

Total CASH - OPERATING:
\$27,374.98
CASH - RESERVE

12-1200-00	South State - Reserve 5388	66,419.33
12-1220-00	RBC - Wealth Mgmt 3483	21,800.09
12-1250-00	RBC Baycoast BK Swansea Mass CD 8/17/21 0.03%	48,000.00
12-1251-00	RBC Beal Bank USA Las Vegas NV CD 9/1/21 .15%	50,000.00
12-1252-00	RBC Mizuho Bank USA CD 11/05/21 - 0.03%	30,000.00
12-1253-00	RBC Freddie Mac SER 5035 CL HM 10/25/50 0.1%	24,832.64
12-1254-00	RBC SER 2020-165 CL BU 11/20/50 1.25%	19,887.25
12-1255-00	RBC SER 5057 CL HW 12/25/50 1.5%	17,982.82
12-1257-00	RBC Fed Home Ln Mtg Corp SER 5071 CL UV 2/25/51	6,896.20
12-1258-00	RBC GNMA SER 2021-64 CL AM 4/20/51 1.75%	9,497.29
12-1259-00	RBC GNMA REMIC Trust - SER 2021-104 HQ 6/20/51 -	9,880.42
12-1260-00	RBC SAFRA NewYork CD FDIC INS 1/20/22 - 0.05%	50,000.00

Total CASH - RESERVE:
\$355,196.04
ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	22,776.71
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Total ACCOUNTS RECEIVABLE:
\$22,776.71
Total Assets:
\$405,347.73
Liabilities & Equity
CURRENT LIABILITIES

20-2000-00	Accounts Payable	24,564.62
20-2100-00	Prepaid Assessments	10,027.48

Total CURRENT LIABILITIES:
\$34,592.10
RESERVE FUNDS

25-2500-00	Reserves - General	393,672.03
25-2590-00	Reserves - Interest	1,026.74
25-2600-00	Reserves - Expenses	(53,600.73)

Total RESERVE FUNDS:
\$341,098.04
EQUITY

30-3300-00	Working Capital	2,400.00
30-3330-00	Transfer Fee	27,600.00
30-3500-00	Retained Earnings	100,087.92

Total EQUITY:
\$130,087.92

Net Income Gain / Loss	(100,430.33)
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(\$100,430.33)
Total Liabilities & Equity:
\$405,347.73

Income Statement - Operating

Cima Vista Condominiums Homeowners Association

12/1/2021 - 12/31/2021

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Current Period			Year-to-date			Annual Budget		
Actual	Budget	Variance			Actual	Budget	Variance	Annual Budget
OPERATING INCOME								
INCOME								
\$34,080.00	\$34,080.00	\$-	4000	Assessment Income	\$407,914.76	\$408,960.00	(\$1,045.24)	\$408,960.00
-	-	-	4015	NSF Charges	687.96	-	687.96	-
-	-	-	4016	Returned Check Charges	40.00	-	40.00	-
-	166.63	(166.63)	4020	Late Fees	-	2,000.00	(2,000.00)	2,000.00
-	41.63	(41.63)	4030	Fines Income	850.00	500.00	350.00	500.00
-	16.63	(16.63)	4065	Keys & Remote Income	140.00	200.00	(60.00)	200.00
50.00	-	50.00	4075	Pet Registration Income	100.00	-	100.00	-
-	-	-	4099	Miscellaneous Income	293.00	-	293.00	-
-	25.00	(25.00)	4100	Interest Income - Operating	0.03	300.00	(299.97)	300.00
34,130.00	34,329.89	(199.89)	Total INCOME		410,025.75	411,960.00	(1,934.25)	411,960.00
34,130.00	34,329.89	(199.89)	TOTAL OPERATING INCOME		410,025.75	411,960.00	(1,934.25)	411,960.00
OPERATING EXPENSE								
ADMINISTRATIVE EXPENSES								
1,750.00	1,750.00	-	5000	Management Contract	22,055.00	21,000.00	(1,055.00)	21,000.00
-	-	-	5030	Audit/Accounting Fees	-	1,500.00	1,500.00	1,500.00
-	83.37	83.37	5040	Legal - General	4,241.00	1,000.00	(3,241.00)	1,000.00
(360.00)	-	360.00	5045	Legal - Collections	7,230.75	-	(7,230.75)	-
-	-	-	5049	Legal - Reimbursable	(539.00)	-	539.00	-
-	41.63	41.63	5050	Professional Fees - Other	(480.00)	500.00	980.00	500.00
-	-	-	5055	Bank Charges	21.15	-	(21.15)	-
-	-	-	5075	Taxes - Federal/State	342.58	-	(342.58)	-
443.10	375.00	(68.10)	5095	Administration	4,277.29	4,500.00	222.71	4,500.00
-	11.63	11.63	5096	Online Meeting Expense	-	140.00	140.00	140.00
1,833.10	2,261.63	428.53	Total ADMINISTRATIVE EXPENSES		37,148.77	28,640.00	(8,508.77)	28,640.00
INSURANCE								
15,758.37	7,916.63	(7,841.74)	5100	Insurance Property/Liability	107,213.12	95,000.00	(12,213.12)	95,000.00
-	-	-	5165	Insurance Claim Deductible	1,000.00	-	(1,000.00)	-
15,758.37	7,916.63	(7,841.74)	Total INSURANCE		108,213.12	95,000.00	(13,213.12)	95,000.00
LANDSCAPING								
1,651.00	1,603.00	(48.00)	5600	Lawn Contract	19,716.00	19,236.00	(480.00)	19,236.00
-	208.37	208.37	5610	Landscaping	2,119.00	2,500.00	381.00	2,500.00
-	375.00	375.00	5650	Sprinkler Repair	4,616.23	4,500.00	(116.23)	4,500.00
1,651.00	2,186.37	535.37	Total LANDSCAPING		26,451.23	26,236.00	(215.23)	26,236.00
UTILITIES								
191.16	175.00	(16.16)	6010	Electricity	1,834.77	2,100.00	265.23	2,100.00
15,558.31	9,833.37	(5,724.94)	6030	Water/Sewer	237,054.50	118,000.00	(119,054.50)	118,000.00
-	-	-	6035	Storm Water	21.00	-	(21.00)	-
-	179.00	179.00	6040	Cable/Internet	-	2,148.00	2,148.00	2,148.00
1,398.70	1,641.63	242.93	6065	Trash	17,348.05	19,700.00	2,351.95	19,700.00
186.70	-	(186.70)	6070	Telephone	2,321.89	-	(2,321.89)	-
17,334.87	11,829.00	(5,505.87)	Total UTILITIES		258,580.21	141,948.00	(116,632.21)	141,948.00
REPAIRS & MAINTENANCE								
130.00	1,000.00	870.00	6500	General Repairs & Maint	3,347.27	12,000.00	8,652.73	12,000.00

Income Statement - Operating

Cima Vista Condominiums Homeowners Association

12/1/2021 - 12/31/2021

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Current Period				Year-to-date			Annual Budget	
Actual	Budget	Variance		Actual	Budget	Variance		
\$-	\$20.87	\$20.87	6511	Gutter Maintenance	\$4,260.00	\$250.00	(\$4,010.00)	\$250.00
616.15	250.00	(366.15)	6512	Gate Repairs & Maint	2,785.30	3,000.00	214.70	3,000.00
-	166.63	166.63	6525	Fence Repairs & Maint	-	2,000.00	2,000.00	2,000.00
-	20.87	20.87	6535	Signage/Sign Repairs	-	250.00	250.00	250.00
-	41.63	41.63	6540	Pest Control	265.00	500.00	235.00	500.00
1,010.00	416.63	(593.37)	6545	Pet Waste	4,684.00	5,000.00	316.00	5,000.00
180.00	62.50	(117.50)	6554	Electrical/Light Repairs & Maint	520.00	750.00	230.00	750.00
-	41.63	41.63	6560	Road Mainenance	-	500.00	500.00	500.00
-	25.00	25.00	6570	Fire and Alarm Services	-	300.00	300.00	300.00
-	166.63	166.63	6575	Alarms & Cameras	3,502.71	2,000.00	(1,502.71)	2,000.00
-	750.00	750.00	6590	Snow Removal	16,453.75	9,000.00	(7,453.75)	9,000.00
-	-	-	6595	Street Repair/Sweep	795.00	-	(795.00)	-
1,936.15	2,962.39	1,026.24	Total REPAIRS & MAINTENANCE		36,613.03	35,550.00	(1,063.03)	35,550.00
RESERVE CONTRIBUTIONS								
-	7,048.87	7,048.87	6900	Reserve Contribution	43,449.72	84,586.00	41,136.28	84,586.00
-	7,048.87	7,048.87	Total RESERVE CONTRIBUTIONS		43,449.72	84,586.00	41,136.28	84,586.00
38,513.49	34,204.89	(4,308.60)	TOTAL OPERATING EXPENSE		510,456.08	411,960.00	(98,496.08)	411,960.00
(4,383.49)	125.00	(4,508.49)	Net Operating Income		(100,430.33)	-	(100,430.33)	0.00
(\$4,383.49)	\$125.00	(\$4,508.49)	COMBINED NET INCOME		(\$100,430.33)	\$-	(\$100,430.33)	\$-